FORM D

UNITED STATES SEC Mail Processing

SECURITIES AND EXCHANGE COMMISSIO Section

Washington, D.C. 20549

AUG 0 7 2008

OMB APPROVAL
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FORM D

NOTICE OF SALE OF SECURITIES TO THE PURSUANT TO REGULATION D, SECTION 4(6), AND/OR UNIFORM LIMITED OFFERING EXEMPTION

SEC USE ONLY							
Prefix		Serial					
DA	TE RECEIV	ED					

Name of Offering (check if this is an amendment and name has changed, and indicate change.)
□Neighborhood Finance Corporation 2008 Phase XII Placement Offering for \$14,950,000 of Loan Participation Interests
Filing Under (Check box(es) that apply): Rule 504 Rule 505 Rule 506 Section 4(6) ULOE Type of Filing: New Filing Amendment
A PACIC INCUTEICATION DATA
A. BASIC IDENTIFICATION DATA
1. Enter the information requested about the issuer
Name of Issuer (check if this is an amendment and name has changed, and indicate change.)
Neighborhood Finance Corporation 08057619
Address of Executive Offices (Number and Street, City, State, Zip Code) Telephone Number (Including Area Code)
1912 Sixth Avenue, Des Moines, IA 50314
Address of Principal Business Operations (if different from Executive Offices) (Number and Street, City, State, Zip Code) Telephone Number (Including Area Code)
Brief Description of Business
An lowa Nonprofit entity that promotes & assists neighborhood revitalization in Polk County, lowa by acting as conduit for flow of capit information pursuant to strategies & programs developed jointly by neighborhood residents, city & county governments, and corporation
Type of Business Organization corporation business trust Imited partnership, already formed business trust limited partnership, to be formed other (please specify): processed
Month Year AUG 1 3 2008
Actual or Estimated Date of Incorporation or Organization: [Stimated Date of Incorporation or Organization: [Stimated Durisdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service abbreviation for State: [CN for Canada: FN for other foreign invisitation]
CN 101 Canada, FN 101 Other tolergii gurisulction)
GENERAL INSTRUCTIONS
Federal: Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S. 77d(6).
When To File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date which it is due, on the date it was mailed by United States registered or certified mail to that address.
Where To File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549.
Copies Required: Five (5) copie; of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must photocopies of the manually signed copy or bear typed or printed signatures.
Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any chang thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need to filed with the SEC.
Filing Fee: There is no federal filing fee.
State:
This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sal are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount sha accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part this notice and must be completed.
ATTENTION
Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predictated on the filing of a federal notice.

A. BASIC IDENTIFICATION DATA	
2. Enter the information requested for the following:	
• Each promoter of the issuer, if the issuer has been organized within the past five years;	
• Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity secur	rities of the issuer
• Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; as	
Each general and managing partner of partnership issuers.	
Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Par	
Full Name (Last name first, if individual)	
Kahoun, Kathy M.	
Business or Residence Address (Number and Street, City, State, Zip Code) 602 Robert D. Ray Drive, Des Moines, IA 50309-1881	
Check Box(es) that Apply: The Promoter Beneficial Owner Executive Officer Director General and/or Managing Par	
Full Name (Last name first, if individual)	
Hulse, Larry	
Business or Residence Address (Number and Street, City, State, Zip Code) 602 Robert D. Ray Drive, Des Moines, IA 50309-1881	
Check Box(es) that Apply: [] Promoter	
Full Name (Last name first, if individual) Anderson, Deb	
Business or Residence Address (Number and Street, City, State, Zip Code) 111 Court Avenue, Room 372, Des Moines, IA 50309	
Check Box(es) that Apply: The Promoter Beneficial Owner Executive Officer Director Managing Par	
Full Name (Last name first, if individual)	
Brownell, Robert	
Business or Residence Address (Number and Street, City, State, Zip Code) 111 Court Avenue, Room 300, Des Moines, IA 50309	
Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Part	Iner
Full Name (Last name first, if individual) Miller, Jeanne M.	
Business or Residence Address (Number and Street, City, State, Zip Code) 222 Washington Street, Cedar Falls, IA 50613	
Check Box(es) that Apply: The Promoter Beneficial Owner Executive Officer Director General and/or Managing Part	iner
Full Name (Last name first, if in-lividual) Coney, Janice	
Business or Residence Address (Number and Street, City. State, Zip Code) 711 High Street, Des Moines, IA 50392-0040	
Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Part	ner
Full Name (Last name first, if individual) Coppess, Mike	
Business or Residence Address (Number and Street, City, State, Zip Code) 453 7th Street, Des Moines, IA 50309	
Alter the behavior of the latter than the California of the Califo	

		A. BASIC ID	ENTIFICATION DATA		
2. Enter the information rec	uested for the fol	lowing:			
• Each promoter of the	e issuer, if the iss	uer has been organized w	vithin the past five years;		
Each beneficial own	er having the pow	er to vote or dispose, or di	rect the vote or disposition	of, 10% or more of	a class of equity securities of the issuer.
			corporate general and man		
		partnership issuers.			•
Check Doy(ec) that Annly	[] Promotes	D Bonoficial Owner	C Constitution Officer	G Dissets	D. Consolved to
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	✓ Director	General and/or Managing Partner
Full Name (Last name first, if Benishek, Lanny	individual)				
Business or Residence Addres 666 Walnut MAC N8200-(ode)		
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, if	individual)	 -			
Kopaska, Kevin					
Business or Residence Addres	s (Number and :	Street, City, State, Zip Co	ode)		
317 Sixth Avenue, Des Mo	oines, IA 50309				
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, if Hensley, Christine	individual)			,,	
Business or Residence Address	(Number and	Street, City, State, Zip Co	ode)		
801 Grand Avenue, Des M	oines, IA 50309)			
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	✓ Director	General and/or Managing Partner
Full Name (Last name first, if	individual)		-		
Hansen, Kimberly					
Business or Residence Address 4015 Woodland Avenue, I	•	Street, City, State, Zip Co 50312	ode)		
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, if Taenzer, York	individual)				
Business or Residence Address			ode)		
1605 Woodland Avenue, D	Des Moines, IA	50309			<u> </u>
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	☑ Director	General and/or Managing Partner
Full Name (Last name first, if Chen, Cyndi	individual)				
Business or Residence Address 1128 22nd Street, Des Mo	•		ode)		
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	✓ Director	General and/or Managing Partner
Full Name (Last name first, if Perez, Alba	individual)			3 · · · ·	
Business or Residence Address 1646 Milton Avenue, Des M	,		ode)		

A. BASIC IDENTIFICATION DATA
2. Enter the information requested for the following:
• Each promoter of the issuer, if the issuer has been organized within the past five years;
• Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issued
• Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and
Each general and managing partner of partnership issuers.
Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or
Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner
Full Name (Last name first, if individual)
Owens, Frank
Business or Residence Address (Number and Street, City, State, Zip Code) 716 Forest Avenue, Des Moines, IA 50314
Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner
Full Name (Last name first, if individual)
Rowen, John
Business or Residence Address (Number and Street, City, State, Zip Code) 5885 NE 14th Street, Des Moines, IA 50313
Check Box(es) that Apply: The Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner
Full Name (Last name first, if individual) Olson, Holly A.
Business or Residence Address (Number and Street, City, State, Zip Code)
1912 Sixth Avenue, Des Moines, IA 50314
Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner
Full Name (Last name first, if individual)
Business or Residence Address (Number and Street, City, State, Zip Code)
Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner
Full Name (Last name first, if individual)
Business or Residence Address (Number and Street, City, State, Zip Code)
Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or
Managing Partner
Full Name (Last name first, if individual)
Business or Residence Address (Number and Street, City, State, Zip Code)
Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner
Full Name (Last name first, if individual)
Business or Residence Address (Number and Street, City. State. Zip Code)
(Use blank sheet, or copy and use additional copies of this sheet, as necessary)

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	······	,		D, 1	NTORMAI	ION ABOU	OFFERI	11(1	•		Yes	No
1. Has t	1. Has the issuer sold, or does the issuer intend to sell, to non-accredited investors in this offering?									***********		X
					Appendix		_					
2. What is the minimum investment that will be accepted from any individual?										\$	 	
3. Does	. Does the offering permit joint ownership of a single unit?									Yes	No E	
	Enter the information requested for each person who has been or will be paid or given, directly or indirectly, any										L.3	
If a pe or sta	nission or sin erson to be li tes, list the n ker or dealer	sted is an as: ame of the b	sociated pe roker or de	erson or age caler. If me	ent of a brol ore than fiv	cer or deale c (5) persoi	r registered ns to be list	i with the S ed are asso	EC and/or	with a state		
Full Name	(Last name	first, if ind	ividual)									
Business o	r Residence	Address (N	lumber and	Street, C	ity. State. 2	Zin Code)						
		(1				p 0000,						
Name of A	ssociated B	roker or De	aler									
States in V	Vhich Person	n Listed Ha	Solicited	or Intends	to Solicit	Purchasers						
(Chec	k "All State	s" or check	indiviđual	States)		••••					☐ AI	l States
AL	ĀK	ΑŽ	AR	CA	CO	[CT]	DE	[DC]	FL	GA	[HI]	[ID]
IL	IN	IA.	KS	KY	LA	ME	MD	MA	MI	MN	MS	MO
MT	NE	NV	NH	NJ	NM	NY	NC	ND	OH	OK	OR	PA
RI	SC	SD	TN	TX	UT	VT	VΛ	WA	[WV]	WI	WY	PR
Full Name	(Last name	first, if ind	ividual)									
Business	or Residence	Address (1	Number an	d Street, C	ity, State,	Zip Code)						
Name of A	ssociated B	roker or De	aler									
States in V	Vhich Person	Listed Has	Solicited	or Intends	to Solicit	Purchasers						
(Chec	k "All State	s" or check	individual	States)					•••••	••••••	☐ AI	States
AL	AK	<u>AŽ.</u>]	AR	CA	CO	CT	DE	DC	FL	GA	HI	ID
IL	ĪN	[IA]	KS	KY	LA	ME	MD	MA	MI	MN	MS	MO
MT	NE SC		NH	NJ	NM	NY)	NC VA	ND WA	OH WV	OK WI	OR WY	PA PR
RI	[SC]	<u>[SD]</u>	[TN]	TX	[UT]	VT)	VA	<u>W A</u>	[W V]	[M]	WI	
Full Name	(Last name	first, if indi	ividual)									
Business	or Residence	Address (1	Number an	d Street, C	ity, State, 2	Zip Code)						
Name of A	ssociated B	roker or De	nlar			-						
Name of A	ssociated b	ruker or De	arer									
States in V	Vhich Person	Listed Has	Solicited	or Intends	to Solicit	Purchasers				**		
(Chec	k "All State	s" or check	individual	States)			***************************************				☐ All	States
AL	AK	[AZ]	AR	CA	CO	CT	DE	DC	FL	GA	HI	ID
IL ST	IN N		KS	KY	LA	ME	MD	MA	MI	MN	MS	MO
MT RI	NE SC	$\frac{NV}{SD}$	NH TN	NJ TX	NM UT	NY VT	NC VA	ND WA	OH WV	OK]	OR WY	PA PR

C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS

1.	Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if the answer is "none" or "zero." If the transaction is an exchange offering, check this box \(\) and indicate in the columns below the amounts of the securities offered for exchange and already exchanged.		
	Type of Security	Aggregate Offering Price	Amount Already Sold
	Debt	S	\$
	Equity		
	☐ Common ☐ Preferred		
	Convertible Securities (including warrants)	\$	S
	Partnership Interests		
	Other (Specify Loan Participation Interests		
	Total		
	Answer also in Appendix, Column 3, if filing under ULOE.	Ψ	<u> </u>
2.	Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero."		Aggregate Dollar Amount
		Investors	of Purchases
	Accredited Investors	9	\$_14,950,000.00
	Non-accredited Investors	0	§_0.00
	Total (for filings under Rule 504 only)		\$
	Answer also in Appendix, Column 4, if filing under ULOE.		
3.	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C — Question 1.		
	Type of Offering	Type of Security	Dollar Amount Sold
	Rule 505		\$
	Regulation A		\$
	Rule 504		\$
	Total		\$_0.00
4	a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the insurer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate.		
	Transfer Agent's Fees		\$
	Printing and Engraving Costs		\$
	Legal Fees	Z	\$ 5,000.00
	Accounting Fees		\$
	Engineering Fees	_	\$
	Sales Commissions (specify finders' fees separately)	_	\$
	Other Expenses (identify)	_	\$
	Total		\$ 5,000.00

	C. OFFERING PRICE, NUMB	ER OF INVESTORS, EXPENSES AND USE OF P	ROCEEDS	
	b. Enter the difference between the aggregate offerir and total expenses furnished in response to Part C — Q proceeds to the issuer."	Question 4.a. This difference is the "adjusted gross		14,945,000.00
5.	Indicate below the amount of the adjusted gross proceeds of the purposes shown. If the amount for any check the box to the left of the estimate. The total of the proceeds to the issuer set forth in response to Part 6	purpose is not known, furnish an estimate and the payments listed must equal the adjusted gross		
			Payments to Officers, Directors, & Affiliates	Payments to Others
	Salaries and fees] \$	
	Purchase of real estate			
	Purchase, rental or leasing and installation of mach and equipment] \$. 🗆 \$	
	Construction or leasing of plant buildings and facil	ities] s	\$
	Acquisition of other businesses (including the value offering that may be used in exchange for the assets issuer pursuant to a merger)	s or securities of another	ר \$	□\$
	Repayment of indebtedness		•	
	Working capital			
	Other (specify): Neighborhood Revitalization Mo	rtgage Loans] \$	\$ 14,950,000.00
]\$	s
	Column Totals	······	\$_0.00	2 \$ 14,950,000.00
	Total Payments Listed (column totals added)	∑ \$ <u>1</u>	4,950,000.00	
Γ		D. FEDERAL SIGNATURE		
sig	issuer has duly caused this notice to be signed by the unature constitutes an undertaking by the issuer to furn information furnished by the issuer to any non-accre	ish to the U.S. Securities and Exchange Commiss	ion, upon writte	
lss	ner (Print or Type)	Signature [Pate /	
Ne	ighborhood Finance Corporation	Holladaton	8/6/08	
Na	ne of Signer (Print or Typ2)	Title of Signer (Print or Type)	77	
Hol	y A. Olson	Executive Director		

- ATTENTION -

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

	E. STATE SIGNATURE										
1.	Is any party described in 17 CFR 230.262 presently subject to any of the disqualification provisions of such rule?	Yes	No X								
	See Appendix, Column 5, for state response.										
2.	The undersigned issuer hereby undertakes to furnish to any state administrator of any state in which this notice is filed a notice on Form D (17 CFR 239.500) at such times as required by state law.										
3.	The undersigned issuer hereby undertakes to furnish to the state administrators, upon written request, informat issuer to offerees.	ion furn	ished by the								
4.	The undersigned issuer represents that the issuer is familiar with the conditions that must be satisfied to be ent limited Offering Exemption (ULOE) of the state in which this notice is filed and understands that the issuer claim of this exemption has the burden of establishing that these conditions have been satisfied.										
	uer has read this notification and knows the contents to be true and has duly caused this notice to be signed on its beha thorized person.	lf by the	undersigned								
ssuer (Print or Type) Signature Date										
leighb	orhood Finance Corporation	/									

Title (Print of Type)

Executive Director

Instruction:

Name (Print or Type)

Holly A. Olson

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

APPENDIX 1 2 3 4 Disqualification Type of security under State ULOE and aggregate Intend to sell (if yes, attach to non-accredited. offering price Type of investor and explanation of offered in state amount purchased in State waiver granted) investors in State (Part B-Item 1) (Part C-Item 1) (Part C-Item 2) (Part E-Item 1) Number of Number of Accredited Non-Accredited State Yes No **Investors** Investors Yes Νo Amount Amount AL X X ΑK X × ΑZ X X AR X X CA X × CO X X CT× X X DE X DC × X X FL × GA X X HI × X ID × X IL × × IN X X × 9 \$14,950,000 0 \$0.00 IA × Other\$14,950,000 KS X X KY X X LA x X ME x X MD × X ΜA × × ΜI X × MN X MS × X

APPENDIX 1 2 3 4 5 Disqualification Type of security under State ULOE Intend to sell and aggregate (if yes, attach Type of investor and to non-accredited offering price explanation of offered in state amount purchased in State investors in State waiver granted) (Part B-Item 1) (Part C-Item 1) (Part C-Item 2) (Part E-Item 1) Number of Number of Accredited Non-Accredited State Yes No Investors Yes No Amount Investors Amount MO X X MT X × NE X X NV X X NH X X NJ X X NMX × X NY X NC X X ND X × × OH X X OK X X OR PA X X RI X X SC X X SD X TN x X TX× X UT X × VT X X VA × X X WA X WVX × WI X

	APPENDIX										
L		2	3 Type of security		4						
	to non-a	d to sell accredited is in State 3-Item 1)	and aggregate offering price offered in state (Part C-Item 1)		Type of investor and amount purchased in State (Part C-Item 2)						
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No		
WY		×							×		
PR		×							×		

